



**MCKENNA'S PURCHASE
BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 20, 2025**

PRESENT: President, Laurie Drolet; Treasurer, Jeanne Hebert; Secretary, Betsy Arnold; Board Member, Mike Duprey; Board Member, Kathy Labarre; Property Manager, Michelle Kleindienst.

START MEETING: 6:29 PM Laurie Drolet called open session meeting to order.

OPEN SESSION: No attendees, as we needed to change venue due to no heat at the Community Building.

REVIEW OF MINUTES FROM THE LAST BOARD MEETING(s):

Minutes were reviewed; Jeanne Hebert made a motion to accept the minutes from October 16, board meeting, and Mike Dupree seconded the motion. Board minutes approved.

REVIEW OF ORGANIZATIONAL MEETING MINUTES: The minutes were reviewed, and the following positions were voted and agreed on:

President: Laurie Drolet
Treasurer: Jeanne Hebert
Secretary: Betsy Arnold
Member: Kathy Labarre
Member: Mike Duprey

Kathy Labarre made a motion to accept the minutes, and seconded by Jeanne Hebert, organizational minutes approved.

HOMEOWNERS REQUEST/CORRESPONDENCE:

Correspondence reviewed and discussed; Michelle will respond to the member.

FINANCIAL REPORTS:

December Condominium Fees are \$315.00 as we run on a calendar fiscal year.

Please note that starting January 1, 2026, the condominium fees will be \$340.00 per unit per month.

The 2026 Budget was approved with a \$25.00 increase at the Annual Meeting in October 2025.

Octobers Operating and Reserve P&L's were reviewed by the board.

There were 4 units in arrears which were comprised of, 1 delinquent fees, 2 underpayments and 1 fine.

Number of Units in Arrears	
Total Past Due	4
Condo Fees	1
Underpayments	2
Fine	1

MANAGER REPORTS:

Maintenance Requests: Reviewed by board

Community Building HVAC replacements and repairs were discussed

Pavement crack filling

Snow removal / Winter parking notice were discussed

Dumpster Replacement: New dumpsters have been delivered in Todd and Joyce and the old ones removed.

REVIEW OF MINUTES FROM the 2025 ANNUAL MEETING: The Draft Annual Meeting Minutes were reviewed for any grammatical errors. These minutes will not be approved until next year by the membership at the 2026 Annual Meeting.

EXECUTIVE SESSION: at 7:27 PM the Board went into executive Session, at 7:58 the executive session was closed.

ADJOURN MEETING: at 7:59PM Mike Duprey made a motion to adjourn the meeting; seconded by Kathy Labarre. Meeting adjourned.

NEXT MONTHLY MEETING: Will be on Thursday, December 18, at 6:30 at the community building with the normal Open Session from 6:15PM - 6:30PM.